(b) if so, the details thereof;

(c) whether the DDA has completed the backlog of flats/plots under various schemes;

(d) if so, the details thereof; and

(e) if not, the reasons therefor?

THE MINISTER OF URBAN DEVELOPMENT (SHRI GHULAM NABI AZAD): (a) and (b) Yes, Sir. The bidder/purchaser must be a citizen of India or a Non-Resident Indian (NRI) or a Person of Indian Origin (PIO), who is competent to enter into contract, subject to prescribed stipulations.

(c) to (e) Delhi Development Authority (DDA) has reported that 27,043 registrants are awaiting allotment of plots under the Rohini Residential Scheme 1981 and 14,741 registrants are awaiting allotment of flats under the New Pattern Registration Scheme, 1979, Ambedkar Awas Yojana, 1989 and Janta Housing Registration Scheme, 1996. The backlog is due to non-availability of sufficient number of plots/land.

Rent control legislation

1885. SHRI NANA DESHMUKH: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the latest rent control legislation for Delhi is pending implementation for several years;

(b) if so, the details thereof and the reasons therefor;

(c) whether matter has been reconsidered at length, if so, the details thereof;

(d) the States where protection to tenants on the lines of Delhi Legislation is available and is not available;

(e) the consideration for which implementation of new law is being delayed; and

(f) whether Government propose to consider implementation of proposed legislation at least prospectively or from some recent date so that the vacant properties in capital could be gainfully utilized by letting out on rent?

THE MINISTER OF URBAN DEVELOPMENT (SHRI GHULAM NABI AZAD): (a) to (c) The Delhi Rent Act, 1995, which was enacted on 23.8.1995, has not been brought into force so far. Immediately after the Bill was passed there were representations against some of the provisions of the said Act by a section of tenants, particularly the trader-tenants. The matter was examined in detail by the Government and it was decided to bring the Act into force after effecting amendments to some of its provisions. The Delhi Rent (Amendment) Bill, 1997 was accordingly introduced in the Rajya Sabha in July, 1997.

(d) The basic objective of the rent control legislation is to protect the tenant against exorbitant rents, arbitrary increases in the rent and ensure his security of tenure. The subject of rent being a State subject, the State Governments have framed their own rent control laws in this regard.

(e) and (f) The Delhi Rent (Amendment) Bill, 1997 was referred to the Parliamentary Standing Committee on Urban and Rural Development for examination and report. The Committee submitted its report to the Parliament in December, 2000 suggesting some changes in the provisions of the Amendment Bill. The Government considered the report and accepted all the recommendations of the Committee. The Amendment Bill could not, however, be debated till the 13th Lok Sabha was dissolved. Action regarding pursuing of the Amendment Bill has been initiated.

Concession to senior citizens

1886. PROF. ALKA BALRAM KSHATRIYA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that senior citizens in metropolitan cities get concession in rentals;

(b) if so, in which cities and how much concession; and

(c) what are the reasons for not extending the concession all over the country and the reasons for such discrimination?

THE MINISTER OF URBAN DEVELOPMENT (SHRI GHULAM NABI AZAD): (a) to (c) The basic objective of the rent control legislation is to